

Description – Lot 3

Being Lot 3 of Whispering Hills Subdivision recorded in Plat Book 2 Page 651 of the Holmes County Plat Records.

Lot 3 contains 33.180 acres, but is subject to all highways and easements of record.

Whispering Hills Subdivision is situated in the northeast, northwest, southeast, and southwest quarters of Section 33, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being a part of the northeast and northwest quarters of Section 33, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Murray Family Limited Partnership in Official Record vol. 189 page 2632, PN 2300536000.

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 33, thence N 89 degrees 36' 32" E 219.04 feet along the quarter section line to a point in the center of S.R. 514, thence N 36 degrees 10' 20" E 520.26 feet along the centerline of S.R. 514 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) N 89 degrees 56' 00" W 293.73 feet through the lands of said Murray Family Limited Partnership to a point;
- 2) S 87 degrees 46' 40" W 706.27 feet (passing into the northwest quarter of Section 33) through the lands of said Murray Family Limited Partnership to a point on the east line of the above described Lot 3 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 27, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 2300536002

FILE DESCRIPTION
Holmes County Map Office
11/28/2023